116.0	0001	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,029,700	/	1,029,700
USE VALUE:	1,029,700	/	1,029,700
ASSESSED:	1,029,700	/	1,029,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DASILVA MARCO J & LISA M
Owner 2:	
Owner 3:	
Street 1:	83 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D & SARA Q -
Owner 2:	-
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 3476 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7400.000	580,300		449,400	1,029,700
Total Card	0.170	580,300		449,400	1,029,700
Total Parcel	0.170	580,300		449,400	1,029,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.21 /Parcel: 296.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 74216

GIS Ref

GIS Ref

Insp Date 04/08/14

!8981!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	580,300	0	7,400.	449,400	1,029,700		Year end	12/23/2021
2021	101	FV	390,400	0	7,400.	449,400	839,800		Year End Roll	12/10/2020
2020	101	FV	390,400	0	7,400.	449,400	839,800	839,800	Year End Roll	12/18/2019
2019	101	FV	288,000	0	7,400.	443,000	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	288,000	0	7,400.	340,300	628,300	628,300	Year End Roll	12/20/2017
2017	101	FV	288,000	0	7,400.	321,000	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV	288,000	0	7,400.	295,300	583,300	583,300	Year End	1/4/2016
2015	101	FV	271,800	0	7,400.	276,100	547,900	547,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:15:46

LAST REV

Date	Time
07/15/21	10:07:03
danam	

PAT ACCT. 8981

USER DEFINED

Prior Id # 1:	74216
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D &	59707-355		8/7/2012	Chgd>Assmt<	610,000	No	No		
COSTA ROBERT A	57763-426		10/31/2011	Change>Sale	310,000	No	No		
	11457-279		1/18/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	570	Addition	200,000	O				
1/24/2012	84	Addition	100,000	C				SECOND STORY ADD &
7/3/1998	433	Manual	2,300					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
5/17/2012	Info Fm Prmt	BR	B Rossignol
1/31/2012	MLS	EMK	Ellen K
4/4/2009	Inspected	372	PATRIOT
3/23/2009	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	70.	0.87	6									449,401						449,400	

Total AC/HA:	0.16988	Total SF/SM:	7400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,401	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.97802246
Const Adj.:	1.00078988
Adj $ / SQ:	132.137
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650565
Depreciation:	70261
Depreciated Total:	580304

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

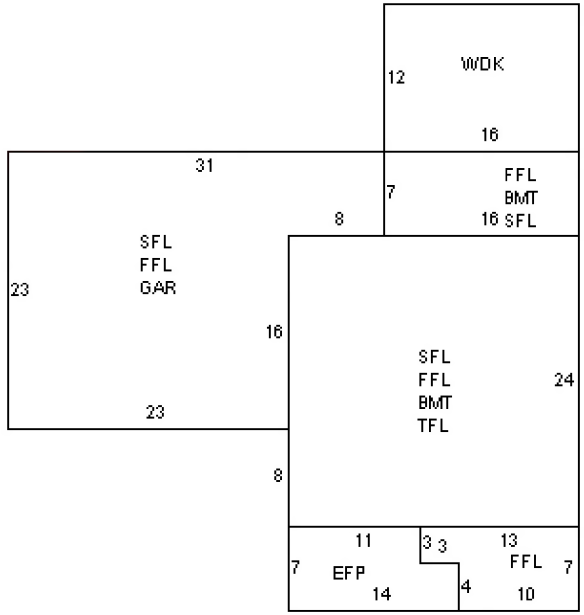
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.35
Special Features:	0	Val/Su Net:	122.04
Final Total:	580300	Val/Su SzAd	181.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,352	132.140	178,650
SFL	Second Floor	1,273	132.140	168,211
BMT	Basement	688	49.950	34,364
GAR	Garage	585	19.290	11,284
TFL	Third Floor	576	132.140	76,111
WDK	Deck	192	11.220	2,154
EFP	Enclos Porch	89	57.860	5,150
	Net Sketched Area:	4,755	Total:	475,924
Size Ad	3201	Gross Area	4755	FinArea 3476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	